

RENTAL WITHOUT TAX CREDITS - THRESHOLD CHECKLIST

Code Reference	Description	Required
State 265-39.3(16)	Application is from a qualified, eligible HOME applicant.	Yes
State 265-39.4(16), 39.4(1)	Funds requested are for an eligible HOME activity/activities.	Yes
State 265-39.4(16), 39.4(1) b. (1)	For rental activities, all assisted units shall be rented to low-income households; at initial occupancy, 100% of the units shall be rented to households with incomes at or below 60% AMI and, for projects with 5 or more units, 20% of the units shall be rented initially to very low-income households.	Yes
State 265-39.4(16), 39.4(1) c.	Property standards. All newly constructed housing shall be constructed in accordance with any locally adopted and enforced building codes, standards and ordinances. In the absence of locally adopted and enforced building codes, the requirements of the state building code shall apply.	If new const.
State 265-39.4(16), 39.4(1) c. (1)	All rental housing involving rehabilitation shall be rehabilitated in accordance with any locally adopted and enforced building or housing codes, standards and ordinances. In the absence of locally adopted and enforced building or housing codes, the requirements of the state building code shall apply.	If rehab or acq/rehab
State 265-39.4(16), 39.4(1) d.	All new rental construction must obtain Energy Star certification verified by an Energy Star rater.	If new const.
State 265-39.6(16), 39.6(1)	The application shall propose a housing activity consistent with the HOME fund purpose and eligibility requirements and the state consolidated plan.	Yes
State 265-39.6(16), 39.6(2)	The application shall document the applicant's capacity to administer the proposed activity. Such documentation may include successful administration of prior housing activities...	Yes
State 265-39.6(16) 39.6(2) & IDPH	...Documentation of the ability of the applicant to provide technical services and the availability of certified lead professionals and contractors either trained in safe work practices or certified as abatement contractors may also be required as applicable to the HOME fund activity. (i.e. Applicant agrees to use a Lead Safe Renovator for lead based paint issues.)	If pre-1978 project
State 265-39.6(16), 39.6(3)	The application shall provide evidence of the need for the proposed activity, the potential impact of the proposed activity, the feasibility of the proposed activity, and the impact of additional housing resources on the existing related housing market.	Yes
State 265-39.6(16), 39.6(4)	The application shall demonstrate local support for the proposed activity.	Yes
State 265-39.6(16), 39.6(6)	The application shall include a HOME certification that the applicant will comply with all applicable state and federal laws and regulations.	Yes

State 265-39.6(16), 39.6(7) b.	IFA shall evaluate the project in accordance with subsidy layering guidelines adopted by HUD for this purpose.	Yes
State 265-39.6(16), 39.8(6)	An award shall be limited to no more than \$1,000,000 for multifamily housing rental activities.	Yes
Application	Per application, project is not located in a flood plain.	Yes
Application	The Ownership Entity/General Partner(s) and Developer have not worked on any housing project/program where they had to repay or forfeit any funds awarded from a federal, state, or local program.	Must explain
Application	Application met IFA underwriting standards.	Yes
Application	Applicant has site control up through IFA Board meeting date.	Yes
Application	Property location is zoned correctly or will be prior to construction.	Yes
Application	Applicant provided a complete application with all required exhibits.	Yes
Federal 24 CFR Part 92.508(3)(iii) State 265-39.6(16), 39.6(5)	The application shall show that a need for HOME assistance exists after all other financial resources have been identified and secured for the proposed activity.	Yes
Federal 24 CFR Part 92.508(a)(3)(ii) State IFA 265-39.6(16), 39.6(7) a.	The total amount of HOME funds awarded on a per-unit basis may not exceed the per unit dollar limitations established under Section 221(d)(3)(ii) of the National Housing Act (12 U.S.C. 17151(d)(3)(ii)) for elevator-type projects that apply to the area in which the housing is located.	Yes
Federal 24 CFR Part 92.508(a)(3)(ii) State 265-39.6(16), 39.6(7) c.	The total amount of HOME funds awarded on a per-unit basis cannot exceed the pro rata or fair share of the total project costs when compared to a similar unit in a rental activity.	Yes
Federal 24 CFR Part 92.251.a.3	If new construction or acq./new const., the project must have at least 5% Handicapped Accessible units. If acq., acq./rehab., or rehab., and has 15 or more units, the project must have at least 5% Handicapped Accessible units.	Yes
Federal 24 CFR Part 92.251.a.3	If new construction or acq./new const., the project must have at least 2% Visual/Hearing Handicapped Accessible units. If acq., acq./rehab., or rehab., and has 15 or more units, the project must have at least 2% Visual/Hearing Handicapped Accessible units.	Yes
Federal 24 CFR Part 92.205 c.	The HOME subsidy to the project is at least \$1,000 per unit.	Yes
Federal 24 CFR Part 92.252	HOME-assisted units meet HOME rent limits.	Yes
Federal 24 CFR Part 92.50	Activity timeline for completing the project is within allowed HUD guidelines.	Yes

Federal 24 CFR Part 5	The following parties are not on the U.S. Dept. of HUD's debarred list: Ownership Entity, General Partner, Co-General Partner, Developer, Co-Developer, and Management Company.	Yes
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